

Indiana
Housing
Finance
Authority

2004
Annual
Report

I got a garage
for my cars.

Affordable housing
provides more than
a place to live.

A home isn't simply a building. It's a safe haven.
It's a place to grow up. It's where memories are made
and cherished. At the Indiana Housing Finance
Authority, we realize this – and we're proud to help
Hoosiers all over the state find housing that gives
them the opportunities they deserve.

we have a place
to be a family.



Bree Shew works full time as a Certified Nurse's Assistant and is studying to become a Registered Nurse. She and her two children, Branson and Kayla, have lived in their Churubusco home for just over a year. Since moving here, Bree has managed to create a true sense of home for her children.

This place is alive with the sites and sounds of home. It is a home where a busy mom enjoys the time she spends with her two children. Branson rides his bike with mom. Kayla picks flowers. And this place wouldn't belong to the Shew's without the downpayment assistance they received through IHFA.



Difficulty with down payments is often the primary barrier to homeownership. But, IHFA's First Home/Plus program, along with other financial partners, made the Shew family home possible. This program provides borrowers with a below-market interest rate mortgage, as well as down payment assistance.

Last year, IHFA helped 2,661 families buy homes through programs like First Home, Down Payment Assistance and Mortgage Credit Certificates.



I have a place to
cherish memories,
and make new ones.

The number of Indiana seniors is on the rise. As a result, community organizations must focus on providing viable housing solutions. In this mission, one success story is already unfolding - The Providence Place Apartments in West Terre Haute. At Providence Place, residents 65 and over have a beautiful, affordable housing option.

Providence Place apartments allow a great deal of independence while providing a real sense of community. A meditation garden, an activities room, and transportation vans are available to residents. But the social aspects of Providence Place are what



make it so special. Cookouts, euchre games, musical entertainment nights, and sharing memories are all activities that bring neighbors together.

Since its opening, Providence Place has proven quite popular in the Terre Haute area. Additional apartments are already under construction. IHFA facilitated funding from both the Indiana Low Income Housing Trust Fund and from the federal HOME Investment Partnerships Program.

In 2004, IHFA awarded \$1,982,780 in Trust Fund monies and \$19,969,797 in HOME funds to create a total of 879 units of affordable housing.

we are safe and we are happy.



The Desert Rose Foundation is a place where children play games, eat popsicles, and run outside on warm days. It's also a place where a mother can work to earn her GED, receive job training, and learn parenting skills. But most importantly, Desert Rose is a domestic violence shelter where any abused woman is welcome.

Planning for the Desert Rose Foundation began in 1998 as part of a college research project by its founder, Marsha MacPhee-Webster. The facility became a reality in January 2005.

The need for this safe haven is clear, Desert Rose is already at capacity.

An award from IHFA's Housing from Shelters to Homeownership program helped the Desert Rose Foundation purchase a building that now includes security, private bathrooms, a children's playroom, and a computer room. The shelter also provides its residents with an abundance of supportive services, including various forms of therapy, assistance in obtaining orders of protection, transportation, and help finding a job.

*I'm going to give my children
a better future.*





IHFA's Housing from Shelters
to Homeownership program awarded
\$20,090,217 in 2004 to help fund
1,133 units of housing.



I was given a family to keep safe.

In 2001, the Duneland Village public housing complex was leveled, forever changing the landscape of Gary. The area would soon be the site of one component of the Duneland Village/Horace Mann HOPE VI Redevelopment Project, a development that is a partnership between the City of Gary, the Gary Housing Authority and the developer, McCormick Barron Salazar.

These organizations reached beyond their own financial resources in order to secure tax credits from IHFA and a Hope VI grant from the U.S. Department of Housing and Urban Development (HUD). Thanks to their continued cooperation, the new Duneland Village stands in sharp contrast to its predecessor, with bright, attractive exteriors and a resort-like style.

*We love the changes at Duneland.
Now it's a good place to call home.*

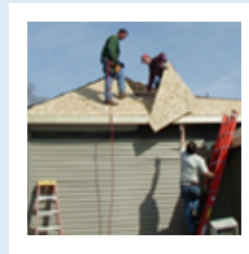
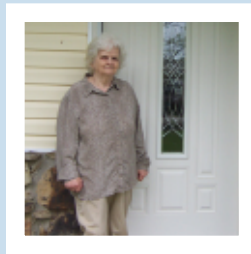


Most importantly Duneland Village is a mixed-income, mixed-finance development. It is comprised of 49 units that are rented at public housing/tax credit rates, 49 units that are rented at tax credit rate, and 33 units that are rented at market rates. This income mixture was the key to the development's success in revitalizing the surrounding neighborhood. Area improvements can already be seen in repairs to local roads and increased business development in a nearby commercial district.



In 2004, IHFA allocated \$13,065,998 in annual Rental Housing Tax Credits (RHTC), funding 3,321 units of affordable housing.

we helped a grandmother stay in her home.



Jane Collins is a lifelong Hoosier. She raised six children in Bedford and worked in a local sewing factory for 50 years before retiring. After receiving weatherization assistance last year, the Hoosier Uplands Economic Development Corporation told Mrs. Collins that she would qualify for IHFA's new HOME Owner Occupied Rehabilitation program (HOME OOR).

Initially she was hesitant to accept the aid. She believed that other Hoosiers were in more need. However, once she agreed to participate in the program it became apparent that her home needed

With the initial \$5 million award, the CAAs will be able to help 219 families across the state make their homes better places to live.

substantial work to ensure safety. Jane's home required repair in its electrical systems and subfloors, as well as replacement of numerous doors and windows. With the help of IHFA, Jane Collins' home is now safe for her – and her grandchildren.

In September 2004, IHFA began a new program, HOME Owner Occupied Rehabilitation, that is funded with federal HOME Investment Partnerships Program (HOME) funds. IHFA contracted to provide funds to Community Action Agencies (CAAs), allowing them to rehabilitate the homes of residents whose incomes are less than 80% of the area median and who are also either (a) elderly, (b) disabled, or (c) a caring for a child under the age of six.

2004 IHFA Partners

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Rating Agencies Moody's Investor Services Fitch Ratings

Senior Underwriters Goldman, Sachs & Co. UBS Financial Services, Inc.

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Dear Hoosier,

Affordable housing is the basic building block of every Indiana community. Without a place to call home, individuals find it difficult to maintain employment and often fall further into debt. Additionally, when communities cannot provide affordable housing, potential employers may choose to locate their companies elsewhere, resulting in a slow job market. A vicious cycle is born, and soon the economy of the entire state suffers.

The Indiana Housing Finance Authority (IHFA) strives to break that cycle by funding innovative programs that help provide Hoosiers with

affordable choices in housing. In 2004 alone, IHFA funded over 8,500 units of housing at no cost to the Indiana taxpayer. As 2005 progresses, IHFA will continue to create working partnerships among housing professionals in order to serve Hoosiers efficiently and effectively.

Affordable housing is essential to the economy of Indiana, but more importantly, we all deserve to live in a home that is safe, decent and affordable. I look forward to working with IHFA to pursue this goal.

Sincerely,

A handwritten signature in black ink, reading "Becky Skillman". The signature is fluid and cursive, with a long, sweeping underline.

Lt. Governor Becky Skillman



Dear Friends and Partners,

2005 has been a year of change for the State of Indiana. We have a new governor, a new legislature, and many new goals to realize. We at IHFA believe that change brings with it the opportunity to grow and to innovate.

With the intent to do just that, we have already implemented two new programs: Lender On-Line (LOL), and Closing Cost Assistance (CCA) to help Hoosiers buy a home. We have also begun administering two programs, Individual Development Accounts (IDA) and the Neighborhood Assistance Program (NAP), that were moved to IHFA

from the former Department of Commerce. These programs aid Hoosiers in achieving their long-term financial goals, including continuing their education, or growing their organization.

IHFA's future is rich with diverse programs, strong financial viability, and committed partnerships. Rest assured, even as we strive to increase and improve our services, our long-term goal will always be to make our communities better places to live, work, and raise future generations of Hoosiers.

Sincerely,

A handwritten signature in dark ink, reading "Sherry Seiwert". The script is fluid and cursive.

Sherry Seiwert
Executive Director

